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AUG 26 2011

CITY CLERK

RESOLUTION NO. 14, 2011

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE
APPROVING AN AMENDING DECLARATORY RESOLUTION AND REDEVELOPMENT
PLAN OF THE REDEVELOPMENT COMMISSION OF THE CITY OF TERRE HAUTE,
INDIANA, AND APPROVING AN ORDER OF THE VIGO COUNTY AREA PLAN
COMMISSION

WHEREAS, the Terre Haute ("City") Redevelopment Commission ("Commission") did on November 14, 1985 adopt a declaratory resolution, as amended on January 17, 2007, February 3, 2009 and March 16, 2011 (collectively, as amended, "Declaratory Resolution"), establishing the Central Business District Urban Renewal and Tax Allocation Area ("Area") and declaring that the Area is an economic development area and subject to economic development activities pursuant to IC 36-7-14 and IC 36-7-25, and all acts supplemental and amendatory thereto ("Act") and the Declaratory Resolution was confirmed by a confirmatory resolution adopted on December 12, 1985, as amended on August 1, 2007, February 20 2009 and April 20, 2011 (collectively, as amended, "Confirmatory Resolution");

WHEREAS, the Declaratory Resolution approved the Redevelopment Plan, as amended ("Plan") for the Area which Plan contained specific recommendations for redevelopment in the Area;

WHEREAS, on August 17, 2011, the Commission adopted a resolution amending the Declaratory Resolution ("Amending Declaratory Resolution") and Plan to include: (i) the acquisition of certain real property; (ii) the construction and development of a public safety facility consisting of approximately 30,000 square feet of office space, including all related infrastructure needed to support the development and all related improvements, appurtenances and equipment; (iii) construction and development of a multi-story, two company fire station consisting of approximately 18,000 square feet, including parking area for public safety vehicles, and related infrastructure needed to support the development and all related improvements, appurtenances and equipment; and (iv) capital projects to support construction and development of several mixed-use, multi-story buildings consisting of approximately 600 residential beds above corresponding retail components on the first floor all as described in Exhibits A-1 and A-2 of the Amending Declaratory Resolution, in, serving or benefiting the Area to the list of projects in the Plan ("Amended Plan");

WHEREAS, the Vigo County Area Plan Commission ("Plan Commission"), on September 7, 2011, approved the Amended Plan and Amending Declaratory Resolution; and


WHEREAS, the Act requires approval of the Amending Declaratory Resolution, the Amended Plan and the action of the Plan Commission by the Common Council of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE, INDIANA, THAT:

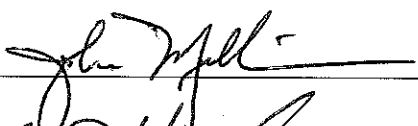
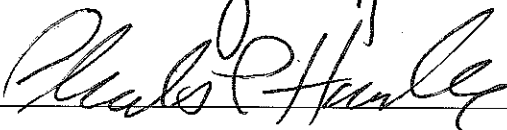
Section 1. The action of the Redevelopment Commission on August 17, 2011 adopting the Amending Declaratory Resolution is in all respects approved, ratified and confirmed by the Common Council.

Section 2. The action of the Plan Commission on September 7, 2011, approving the Amended Plan and the Amending Declaratory Resolution is in all respects approved, ratified and confirmed by the Common Council.

Section 3. This resolution shall be effective from and after its passage and approval by the Mayor.

Introduced by: , John Mullican



Passed in open Council this 14th day of September, 2011.

 John Mullican, President
ATTEST:  Charles P. Hanley, City Clerk

Presented by me to the Mayor this 15th day of September, 2011.

 Charles P. Hanley, City Clerk

Approved by me, the Mayor, this 15th day of SEPTEMBER, 2011.

 Duke A. Bennett, Mayor
ATTEST:  Charles P. Hanley, City Clerk

RESOLUTION NO. 29, 2011

RESOLUTION AMENDING THE RESOLUTION OF THE
TERRE HAUTE REDEVELOPMENT COMMISSION
ENTITLED "DECLARATORY RESOLUTION AND
REDEVELOPMENT PLAN OF THE TERRE HAUTE
REDEVELOPMENT COMMISSION"

WHEREAS, the Terre Haute ("City") Redevelopment Commission ("Commission") did on November 14, 1985 adopt a declaratory resolution, as amended on January 17, 2007, February 3, 2009 and March 16, 2011 (collectively, as amended, "Declaratory Resolution"), establishing the Central Business District Urban Renewal and Tax Allocation Area ("Area"), and the Declaratory Resolution was confirmed by a Confirmatory Resolution adopted on December 12, 1985, as amended on August 1, 2007, February 20, 2009 and April 20, 2011 (collectively, as amended, "Confirmatory Resolution"); and

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;" and

WHEREAS, the Area Resolution established an allocation area in accordance with IC 36-7-14-39 ("Allocation Area"), for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Allocation Area; and

WHEREAS, the Area Resolution approved the Redevelopment Plan, as amended ("Original Plan") which Original Plan contained specific recommendations for redevelopment in the Area; and

WHEREAS, the Common Council approved the creation of the Area; and

WHEREAS, the Commission now desires to amend the Area Resolution and the Original Plan to include: (i) the acquisition of certain real property as more fully described on Exhibit A-1 attached hereto ("Real Property"); (ii) the construction and development of a public safety facility consisting of approximately 30,000 square feet of office space, including all related infrastructure needed to support the development and all related improvements, appurtenances and equipment; (iii) construction and development of a multi-story, two company fire station consisting of approximately 18,000 square feet, including parking are for public safety vehicles,

related infrastructure needed to support the development and all related improvements, appurtenances and equipment; and (iv) capital projects to support construction and development of several mixed-use, multi-story buildings consisting of approximately 600 residential beds above corresponding retail components on the first floor as more fully described on Exhibit A-2 attached hereto (collectively, "Projects"), all in, serving or benefiting the Area, in the list of projects in the Original Plan ("2011 Plan"); and

WHEREAS, IC 36-7-14-17.5 authorizes the Commission to amend the Area Resolution, after conducting a public hearing, if it finds that:

- (i) The amendments are reasonable and appropriate when considered in relation to the Area Resolution, the Original Plan and the purposes of IC 36-7-14; and
- (ii) The Area Resolution and the Original Plan, with the proposed amendment, conform to the comprehensive plan for the City;

NOW, THEREFORE, BE IT RESOLVED BY THE TERRE HAUTE REDEVELOPMENT COMMISSION THAT:

Section 1. The Area Resolution and the Original Plan are hereby amended to include the acquisition of the Real Property and the Projects as set forth on Exhibit A-1 and Exhibit A-2.

Section 2. The Commission finds that it will be of public utility and benefit to amend the Area Resolution and the Original Plan.

Section 3. The Commission further finds that the public health and welfare will be benefited by the amendments to the Area Resolution and Original Plan and the implementation of the 2011 Plan.

Section 4. The Commission finds and determines that the amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Area Resolution, the Original Plan and the redevelopment purposes set forth in IC 36-7-14-14.

Section 5. The Commission finds that the Area Resolution and the 2011 Plan conform to the comprehensive plan for the City.

Section 6. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Terre Haute Plan Commission ("Plan Commission") for its approval. The Commission further directs the presiding officer to submit this resolution and the approving order of the Plan Commission to the Common Council for its approval of the amendments to the Area Resolution and the 2011 Plan.

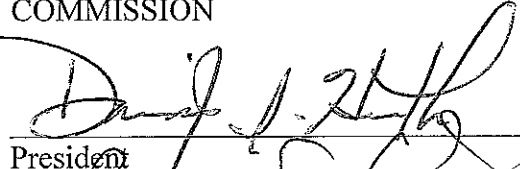
Section 7. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Common Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed amendment and will determine the public utility and benefit of the proposed amendment.

Section 8. In all other respects, the Area Resolution, the Original Plan and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

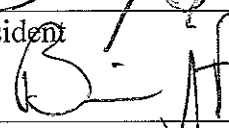
Section 9. This resolution shall be effective upon passage.

Adopted at a meeting of the Commission held on August 17, 2011, in Terre Haute, Indiana.

TERRE HAUTE REDEVELOPMENT
COMMISSION




President



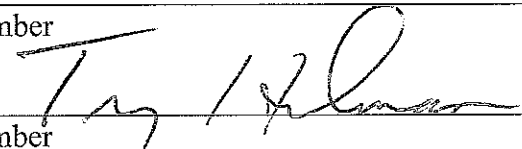
Vice President



Secretary

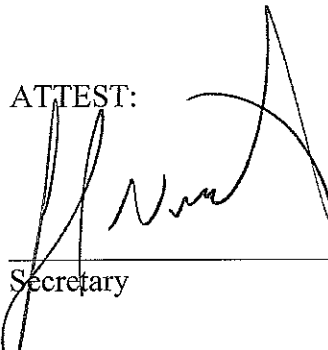


Member



Member

ATTEST:



Secretary

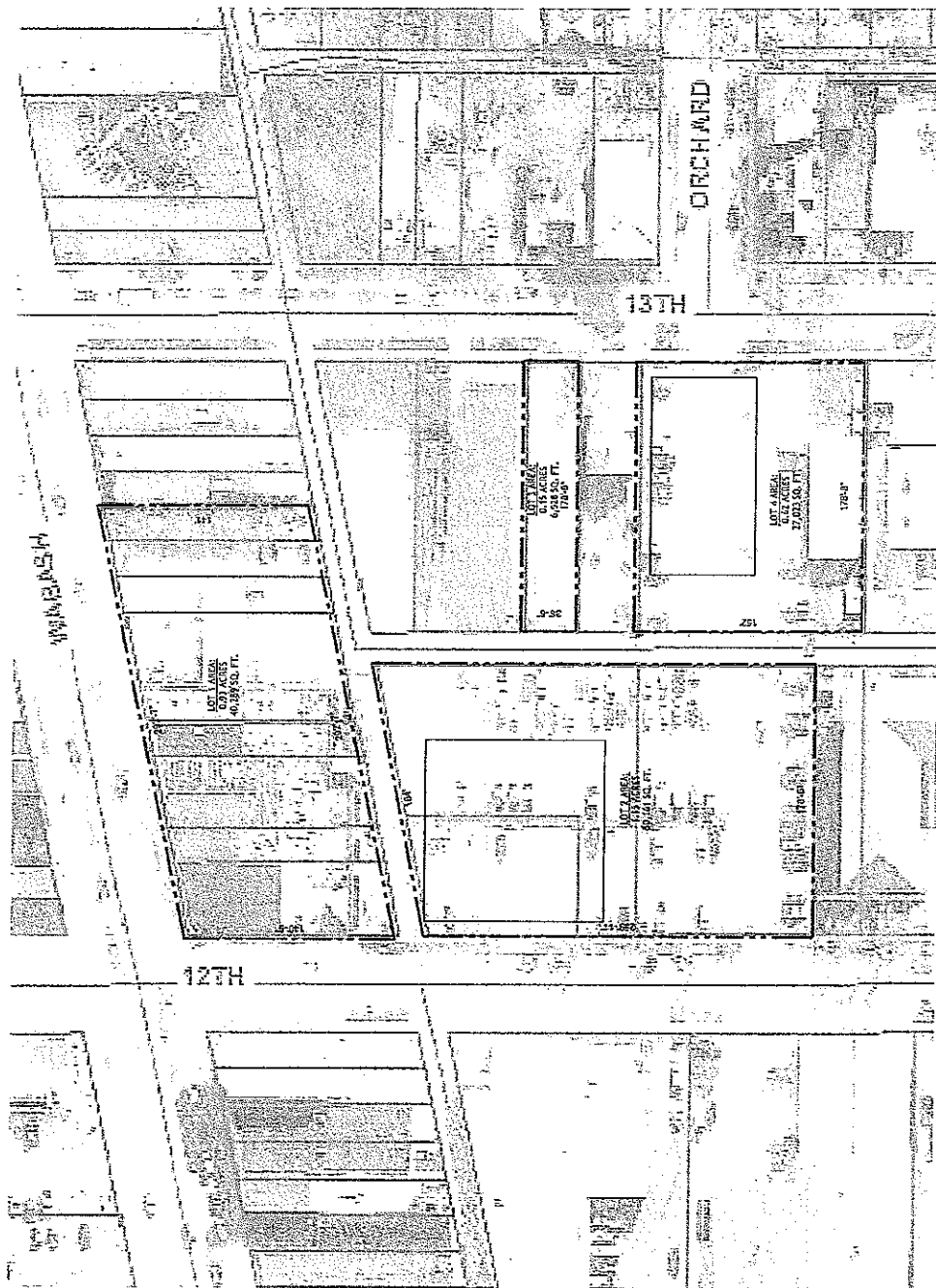
EXHIBIT A-1

List of Owners of Real Property
Proposed to be Acquired

OWNER: Indiana State Bank of Terre Haute

PARCEL IDs: 22379001, 22379002, 22379003, 22379004, 22379005,
22379006, 22379007, 22379008, 22379013, 22379014,
22379015, 22379025, 22379027

PRICE TO BE OFFERED: \$100,000.00



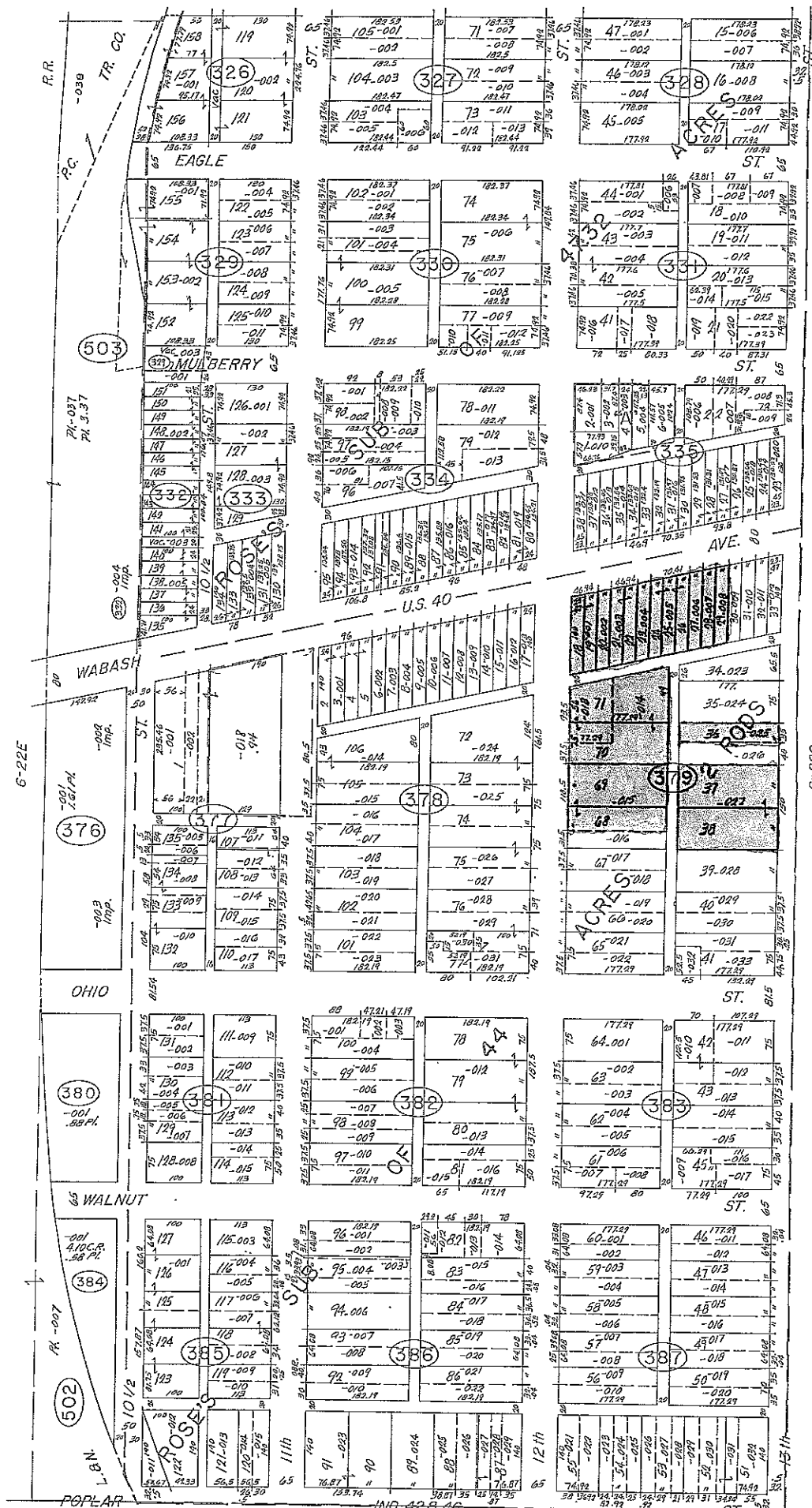
194-5N-01	710000
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THIS CONCEPTUAL SITE PLAN IS BASED ON PRELIMINARY SITE INFORMATION FROM THE DEVELOPER. A709 IS APPROXIMATE IN NATURE. FINAL SITE LAYOUT SHALL BE BASED ON A CIRCUMFLEXORY TWP AND AN INVESTIGATION OF LOCAL MUNICIPALITY

TERRE HAUTE
DEPARTMENT OF REDEVELOPMENT

12th & WABASH AVE TERRE HAUTE, INDIANA

JULY 8, 2011
PROPOSED SITE PLAN 1.1



6-226

23.45	38-011	57.9	77.93	2-
"	37-012	64.76	-010	3-
"	36-013		37.15	4-
"	35-014		42	5-
"	34-015			6-
"	33-016			7-
46.9	32-017			8-
70.35	31-018			9-
	30-019			10-
	29-020			11-
	28-021			12-
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AVE. 80

335

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EXHIBIT A-2

Project Descriptions

The construction and development of a 3-story public safety facility consisting of approximately 30,000 square feet of office space; including related infrastructure needed to support the development.

The construction and development of a multi-story, two (2) company fire station consisting of approximately 18,000 square feet including ample parking area for public safety vehicles related to the building; including related infrastructure needed to support the development.

Capital projects to support the construction and development of several mixed-use, multi-story buildings consisting of approximately six-hundred (600) residential beds above corresponding retail components on the first floor to be located on prominent streets in the downtown Terre Haute area specifically between 3rd and 9th Streets and between Cherry and Poplar Streets.



TERRE HAUTE
A CITY ABOVE

Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Fax: (812) 234-3248

Terre Haute • West Terre Haute • Riley • Seelyville

Date: Thursday, September 8, 2011

REPORT TO THE TERRE HAUTE CITY COUNCIL ON CITY OF TERRE HAUTE
REDEVELOPMENT COMMISSION AMENDATORY RESOLUTION #29, 2011

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION
TO AMENDATORY RESOLUTION #29, 2011

CERTIFICATION DATE: September 7, 2011

TO: The Honorable Common Council of Terre Haute, Indiana

Dear Members:

The Vigo County Area Plan Commission offers you the following report and certification on Amendatory Resolution #29, 2011. This Resolution is a Resolution Amending the Resolution of the Terre Haute Redevelopment Commission Entitled "Declaratory Resolution and Redevelopment Plan of the Terre Haute Redevelopment Commission".

The Area Plan Commission considered Amendatory Resolution #29, 2011 at a public hearing held on Wednesday September 7, 2011. A quorum was present throughout the meeting pursuant to I.C. 36-7-4-301, and the Area Plan Commission took official action on Amendatory Resolution #29, 2011 as required by I.C. 36-7-4-401(a) (7) and I.C. 36-7-4-605(c).

Therefore, Area Plan Commission's certified recommendation on Amendatory Resolution #29, 2011 is FAVORABLE.

A handwritten signature in black ink, appearing to read "Fred L. Wilson".

Fred L. Wilson, President, APC

A handwritten signature in black ink, appearing to read "Jeremy Weir".

Jeremy Weir, Executive Director

Received this 8th day of September, 2011



TERRE HAUTE

Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Fax: (812) 234-3248

Terre Haute • West Terre Haute • Riley • Seelyville

Date: September 8, 2011

**REPORT TO THE TERRE HAUTE CITY COUNCIL ON RESOLUTION NO. 29, 2011
A RESOLUTION AMENDING THE RESOLUTION OF THE TERRE HAUTE REDEVELOPMENT COMMISSION
ENTITLED "DECLARATORY RESOLUTION AND REDEVELOPMENT PLAN OF THE TERRE HAUTE
REDEVELOPMENT COMMISSION"**

**THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION
TO RESOLUTION NO. 29, 2011**

CERTIFICATION DATE: Wednesday, September 7, 2011

TO: The Honorable Common Council of Terre Haute, Indiana

Dear Members:

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Therefore, Area Plan Commission's certified recommendation on Resolution No. 29, 2011 is FAVORABLE.

Fred L. Wilson, President, APC

Jeremy Weir, Executive Director

Received this 8th day of September, 2011